

DETAILED AREA PLAN R-CODE VARIATIONS - EVERMORE HEIGHTS (LOT 852)

The City of Rockingham Town Planning Scheme No. 2 and the Residential Design Codes are varied in the following manner:

1. The requirements of the Residential Design Codes are varied as shown on the Detailed Area Plan;
2. The requirements of the Residential Design Codes and Town Planning Scheme shall be satisfied in all other matters;
3. The R60 density code applies to all lots contained within this Detailed Area Plan.

Setbacks

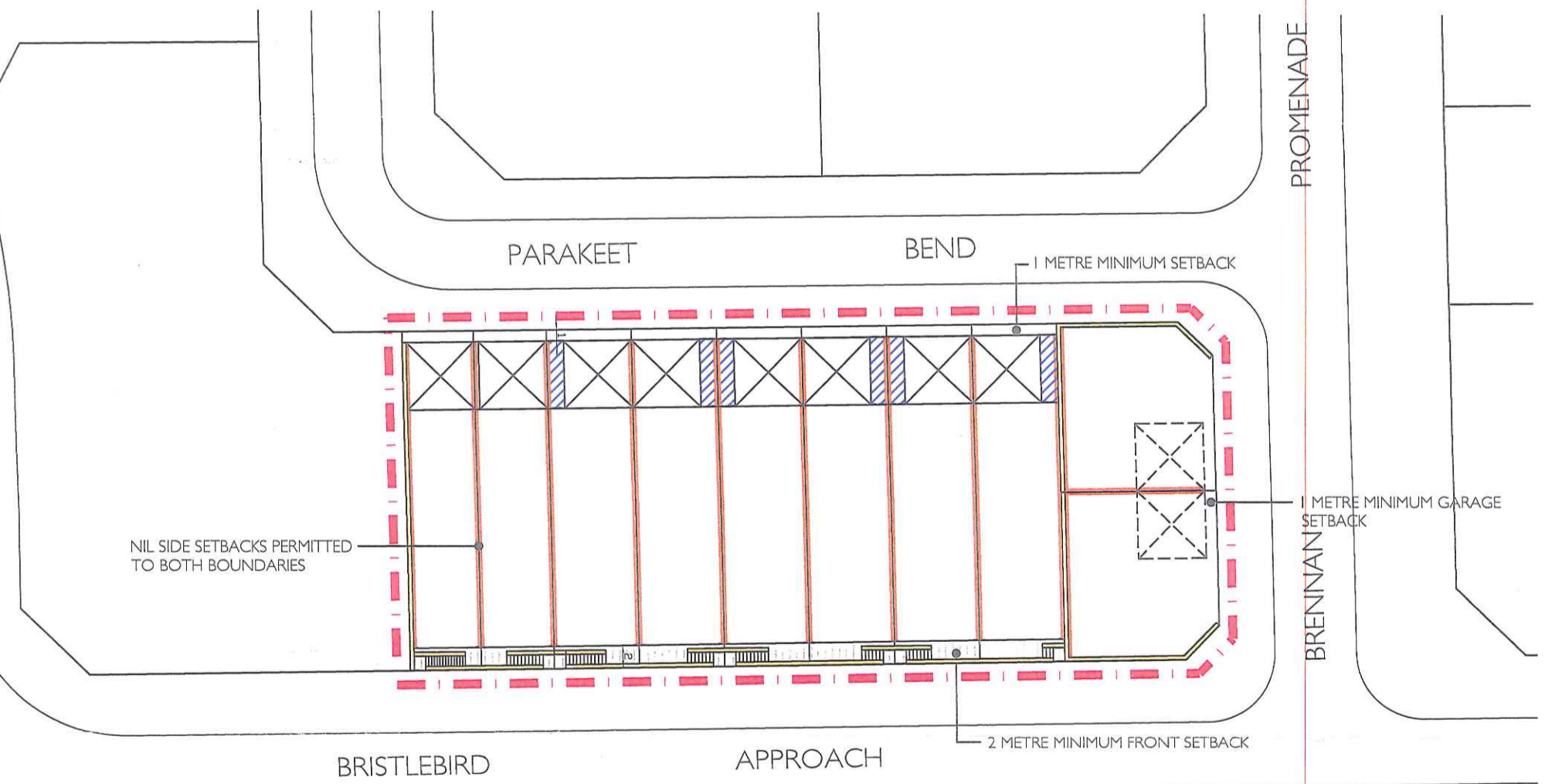
4. Where dwellings front Bristlebird Approach they shall be setback a minimum of 2 metres from the road.
5. Garage and carport setbacks shall be a minimum of 1 metre with no provision of eaves into the minimum setback area.
6. Nil side setbacks are permitted to both boundaries, as shown on the Detailed Area Plan. Such walls shall not be higher than 6 metres for 80% of the balance of the boundary behind the front setback.
7. Setback variations to corner lots may be approved by the Manager Building Services where streetscape objectives and other statutory requirements are met.

Streetscape

8. Garages shall be situated as designated on the Detailed Area Plan. An alternative garage location to the "preferred" location shown on the plan may be approved by the Manager, Building Services subject to the design meeting the solar design principles, streetscape objectives and other statutory requirements.
9. Garages fronting Parakeet Bend may extend the full width of the lot boundary.
10. A minimum of 30% open space applies to all lots contained within this Detailed Area Plan.

Other

11. Dwellings are to be provided with an enclosed, lockable storage area, accessible from the outside dwelling, with a minimum dimension of 1.5 metres and with an internal area of at least 4 square metres. The minimum dimension may be reduced to 1 metre where the space is shared with a garage. Where visible from the street, storage areas are to be constructed in a design and material matching the dwelling.
12. Where ancillary accommodation is constructed above the main residence's car parking spaces, an additional car parking space is not required.



LEGEND

- LOTS SUBJECT TO THIS DETAILED AREA PLAN
- NIL SIDE SETBACK PERMITTED
- DESIGNATED GARAGE LOCATION
- PREFERRED GARAGE LOCATION
- GARAGE SETBACK AREA
- DWELLING SETBACK AREA
- RETAINING WALLS
- STAIRS

THIS DETAILED AREA PLAN HAS BEEN ADOPTED BY COUNCIL AND SIGNED BY THE MANAGER, STATUTORY PLANNING UNDER DELEGATED AUTHORITY.

[Signature] 22/2/11
 MANAGER, STATUTORY PLANNING DATE

[Signature]
 BUILDING SERVICES
 16.02.11

SCALE 1:500

